

BurgmaierLease--LAND BANKING INFORMATION REPORT

DATE: 3/12/08

LEASE NO.(S)	7118	COUNTY:	Teton
SALE NUMBER/S AND LEGAL	Sale No. 60 Legal SW ¹ / ₄ SE ¹ / ₄ ,S ¹ / ₂ SW ¹ / ₄ Sec. 25 Twn. 23N Rng. 1E Ac. 120 Sale No. Legal Sec. Twn. Rng. Ac. Sale No. Legal Sec. Twn. Rng. Ac. Sale No. Legal Sec. Twn. Rng. Ac. Sale No. Legal Sec. Twn. Rng. Ac. Sale No. Legal Sec. Twn. Rng. Ac. Sale No. Legal Sec. Twn. Rng. Ac. Sale No. Legal Sec. Twn. Rng. Ac.		
AREA OFFICE (Check One)	<input type="checkbox"/> Northwestern Land Office <input type="checkbox"/> Southwestern Land Office <input checked="" type="checkbox"/> Central Land Office <input type="checkbox"/> Northeastern Land Office <input type="checkbox"/> Southern Land Office <input type="checkbox"/> Eastern Land Office		
Current Classification:	<input type="checkbox"/> Ag <input checked="" type="checkbox"/> Grazing <input type="checkbox"/> Timber <input type="checkbox"/> Other:		
Nominated by:	<input type="checkbox"/> Department <input checked="" type="checkbox"/> Lessee		
Isolated	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Reason and describe: It is legally accessible from a county road on the west side of the parcel		
Parcel surrounded by other public land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Parcel surrounded by other conservation easements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Results of MEPA determine significant for threatened or endangered species?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Does the parcel/s provide public access to other public or state lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Does the parcel/s provide access to adjacent private lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Parcel/s income and productivity.	Produces less than average rate of income: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No High market value: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No low return of asset: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No High administrative costs compared to other similar parcels: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Potential to increase productive capacity of the land: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	<input checked="" type="checkbox"/> Reduces classified grazing lands by a minor amount.		
Extent of infrastructure.	<input checked="" type="checkbox"/> Roads <input type="checkbox"/> Water Availability of Utilities: <input checked="" type="checkbox"/> Power <input type="checkbox"/> Telephone <input type="checkbox"/> Water <input type="checkbox"/> Sewer		
Potential for appreciation or depreciation in the value of the parcel.	<input type="checkbox"/> Appreciation <input type="checkbox"/> Depreciation Comments: average land appreciation		

Potential for development or value-added activities that complement local and statewide economic development.	
Recommendation to sell or retain parcel. <input checked="" type="checkbox"/> SELL <input type="checkbox"/> RETAIN Reasons for Recommendation: This 120 acre parcel of state land is of particular importance to the lessee due to improvements they have placed on the state land and the integration of the parcel into their overall ranching operation. The parcel is appropriate for use as winter feeding and calving operations. However, those uses while critical for the ranch program create lease and productivity issues for the Department. Consequently it makes sense for the ranch to want to acquire the property and it is appropriate for the Department to sell. The 120 acre parcel is adjacent to other state lands but does not facilitate access to the other state parcels. The other parcels of state lands would remain legally accessible via the county road even if the 120 acre parcel is sold. The 120 acre parcel itself provides very little recreational value due to the proximity to corrals, barns and calving areas. Proceeds from the sale of this parcel will be used to purchase lands of equal or greater acreage with legal access which will also be adjacent to larger acreage of state land and would likely have greater recreational value.	

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.

Signature of Individual Completing the Form

Date

REVIEW BY DEPARTMENT ADMINISTRATOR:

Name/Title

Date

Final Decision: ☐ **SELL** ☐ **RETAIN**

Reason for Final Decision: